



LEGACY

COMMERCIAL REAL ESTATE ADVISORS



DOMINIC SHAMANY
President
248.450.3259
dominic@legacycrea.com



DANNY FRANCIS
Senior Director
248.450.3046
danny.francis@legacycrea.com



13770 W 9 MILE RD , OAK PARK , MI 48237

FORMER CSL PLASMA

FOR LEASE | \$13.50 SF/YR (NN)

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OAK PARK , MI

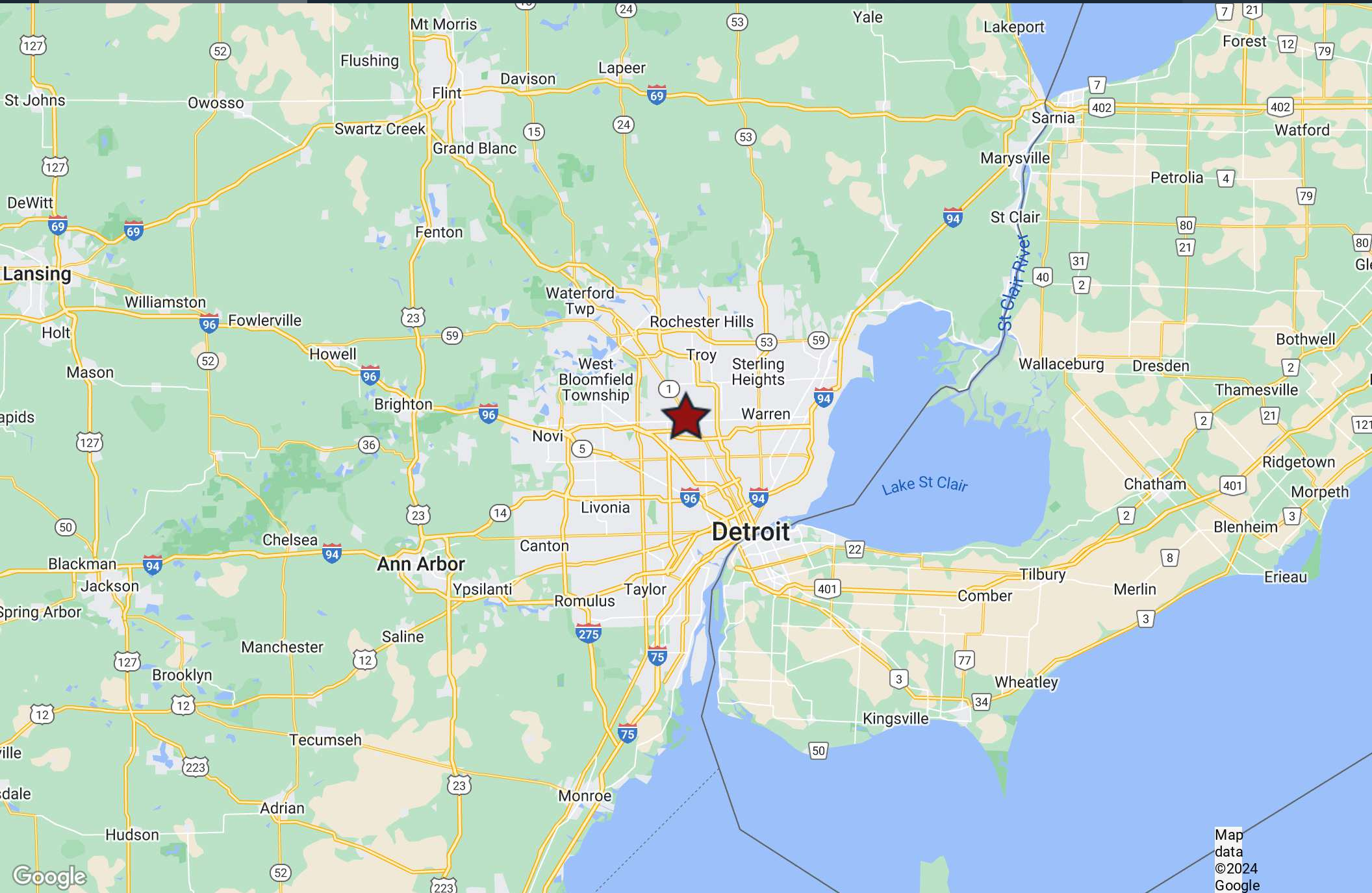
- Former CSL Plasma in Oak Park, MI - Detroit MSA - TOP 15 - Ranked (#14) in the U.S.A.
- Ultra Dense Community Surrounding - 145,000+ People Reside within 3 Mile Radius of Site
- High Traffic Counts - 23,000+ Vehicles Pass Site Daily on W 9 Mile Rd / 29,000+ Vehicles Pass Along Coolidge Rd. Daily
- Situated Outside of The Oak Park Shopping Plaza
- 28 Minute Drive to Detroit Metropolitan Wayne County Airport
- Average Household Income Exceeds \$78,000 within 3 Mile Radius of Site
- MX-2 Zoning (Downtown Mixed Use Zone)
- Daytime Employees Exceed 55,500 People within 3 Mile Radius of Site

PROPERTY DETAILS

Building Area:	7,930 SF
Land Area:	0.38 Acres
Price:	N/A
Year Built:	1955
Cap Rate:	-%

NOI:	-
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Map data ©2024 Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies



FORMER CSL PLASMA

9 Mile Rd.

23,615 Vehicles Per Day

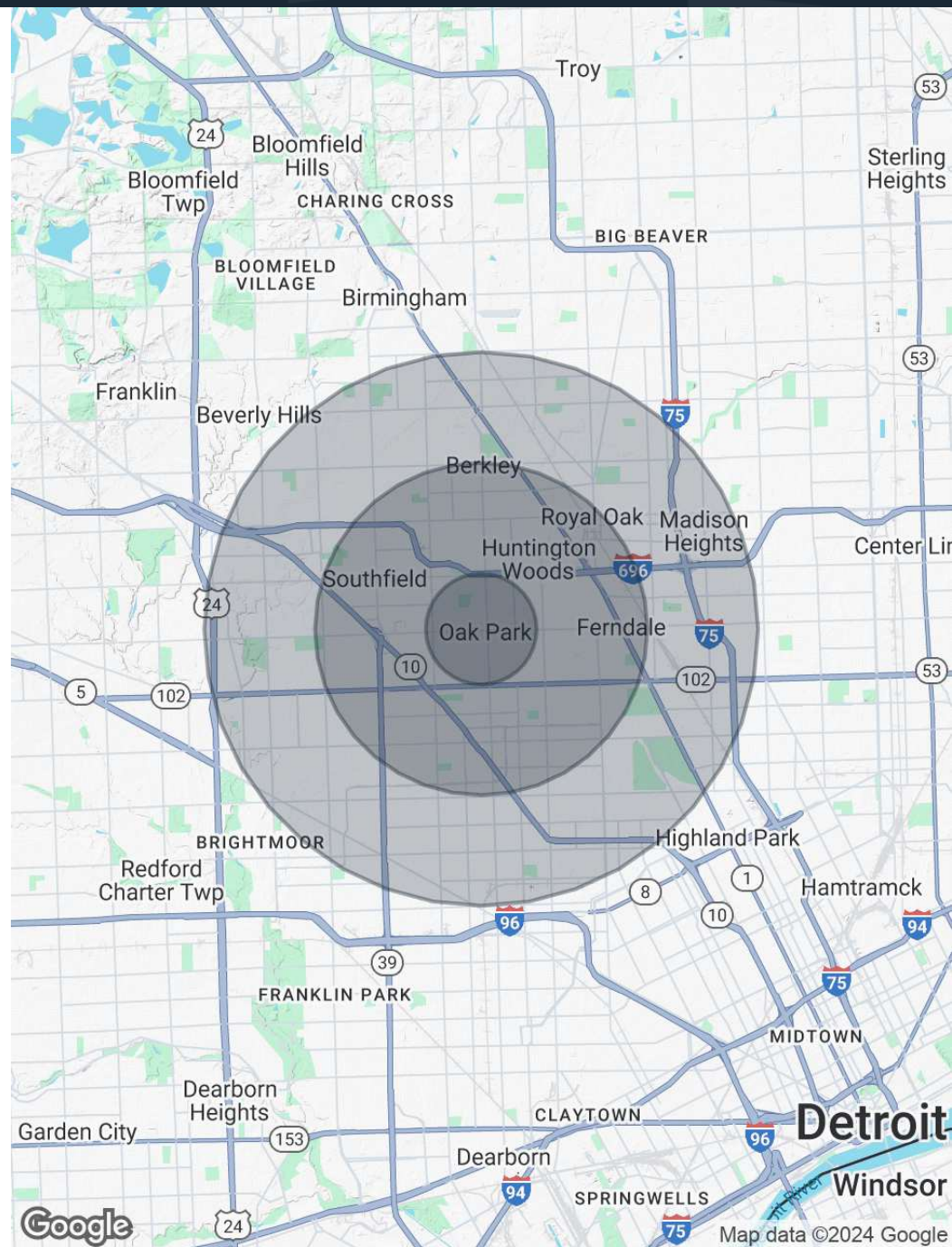
29,420 Vehicles Per Day

Map data ©2024

Google

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	16,737	145,160	376,647
Average Age	40.1	39.9	39.4
Average Age (Male)	36.5	37.2	37.4
Average Age (Female)	41.5	41.6	41.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,317	60,699	155,669
# of Persons per HH	2.5	2.1	2.1
Average HH Income	\$63,399	\$78,253	\$75,270
Average House Value	\$113,111	\$149,801	\$140,881





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29777 Telegraph Rd Suite 4526
Southfield, MI 48034

